

MEMORANDUM

May 23, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT J. RYAN, DIRECTOR
SUBJECT: CHARLESTOWN NAVY YARD
OPERATION OF THE PUBLIC MARINA AT PIER 4
PERMISSION TO AWARD CONTRACT TO
IMMOBILIARE NEW ENGLAND AND THE CHARLESTOWN
COMMUNITY DEVELOPMENT CORPORATION

Bids were opened on April 17, 1984, on the above contract. A copy of the bid tabulation is attached. The initial high bidder was Bosport Docking Co. Subsequent to the bid opening, Bosport was awarded a twenty year lease to operate Massport's Hoosac Pier facility. As a result of this award, Bosport feels that they will be unable to operate the Public Marina at Pier Four. A copy of a letter from Jack Roberts, President of Bosport is attached. Consequently this firm wishes to withdraw its bid.

As a result, the highest qualified bidder is a joint venture between Immobiliare New England and the Charlestown Community Development Corporation. This partnership has operated the Pier 4 marina successfully for the past year, employing 18 Charlestown residents in full time jobs during the boating season.

It is therefore recommended that the contract be awarded to Immobiliare New England and the Charlestown Community Development Corporation, joint venturers.

An appropriate vote follows:

VOTED: That the Director be and hereby is authorized to execute a lease for operation of the Public Marina at Pier 4 in the Charlestown Navy Yard, for a period of three years, with Immobiliare New England and the Charlestown Community Development Corporation.



Bosport Docking Co

d/b/a CONSTITUTION MARINA
HOOSAC PIER
CHARLESTOWN, MASS. 02129
227-8254 MARINA: 241-9640

15 May 1984

Boston Redevelopment Authority
City Hall
Boston, MA 02201

Gentlemen,

We have just entered into a twenty year marina lease at Hoosac Pier, Charlestown.

It is our desire as a permanent member of the Charlestown community to support the community in every way possible.

We particularly wish to support the Community Development Corporation. Therefore we wish to withdraw, without prejudice, our bid on the operation of the Pier 4 transient marina.

In fact, we would look forward to working with C.D.C. to support them in the development of the water use of the Navy Yard area for community betterment.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jack M. Roberts". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jack M. Roberts
President

April 17, 1984

BOSTON REDEVELOPMENT AUTHORITY

TABULATION of BIDS

OPERATION OF PUBLIC MARINA, CHARLESTOWN NAVY YARD, CHARLESTOWN, MA.

Opened and read aloud at the Office of the Boston Redevelopment Authority, Board Room, City Hall, Boston, April 17, 1984 at Twelve Noon, Boston time.

<u>CONTRACTOR</u>	<u>PROPOSED CONTRACT SUM</u>	<u>BID SECURITY</u>
BOSPORT DOCKING CO. Constitution Road Charlestown	\$ 1,747.00 per month 20,964.00 PER ANNUM	\$ 1,747.00 Cer
Joint Venture between IMMOBILIARE NE and CHARLESTOWN COMMUNITY DEVELOPMENT CORP.	\$ 2,500.00 per month May through September; 500.00 per month October through March; 2,500 per month for April; \$18,000.00 PER ANNUM	\$ 1,500 Cashie 200 Money 500 Money

CCDC and INE further agree to pay the Authority, as additional rent, a sum equal to 25% of the excess amount (if any) by which total gross annual revenues exceed \$75,000.00.

